

## HORSHAM DISTRICT COUNCIL CONSULTATION

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| <b>TO:</b>             | Horsham District Council – Planning Dept                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>LOCATION:</b>       | Old Clayton Boarding Kennels Storrington Road Washington West Sussex                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>DESCRIPTION:</b>    | Application for Approval of Details Reserved by Conditions 4 (Construction Environmental Management Plan) , 9 (foul water disposal), 10 (detailed surface water drainage), 11 (drainage components and construction method) and 12 (finished floor levels) to approved application DC/23/0701 (Erection of a 60-bed care home (Class C2) and 8No. age restricted bungalows (Class C3) with associated access, landscaping and other works (including relocation of existing staddle stone barn)). |
| <b>REFERENCE:</b>      | DISC/26/0161                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>RECOMMENDATION:</b> | No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

### SUMMARY OF COMMENTS & RECOMMENDATION:

No concerns with Conditions 4, 9, 10 and 12 are raised on landscape grounds.

No comments provided for Condition 11 as details are not pertinent to landscape.

### MAIN COMMENTS:

#### Condition 4

*No development shall take place, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period unless otherwise agreed to and approved in writing by the Local Planning Authority.*

1. No concerns on landscape grounds.

#### Condition 9

*No development shall commence until a drainage strategy detailing the proposed means of foul water disposal to serve that phase has been submitted to and approved in writing by the Local Planning Authority. No drainage systems for the infiltration of foul water to the ground are permitted other than with the written consent of the Local Planning Authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved scheme.*

2. No concerns on landscape grounds.

#### Condition 10

*Notwithstanding details previously submitted, no development shall commence until a detailed surface water drainage scheme including a Surface Water Drainage Statement, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be fully coordinated with the landscape scheme and shall be designed so as to*

*prevent the discharge of water onto the public highway. The surface water drainage scheme shall subsequently be implemented prior to first occupation in accordance with the approved details and thereafter retained as such.*

3. No concerns on landscape grounds.

Condition 11

*Prior to the commencement of development, construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement shall be submitted and agreed in writing by the local planning authority. This shall be informed by additional groundwater monitoring and infiltration testing. The scheme shall then be constructed as per the agreed drawings, method statement, Flood Risk Assessment & Drainage Strategy by Paul Basham Associates, 19th April 2023, rev 3 and FRA Addendum by Paul Basham Associates, 20th June 2024, rev 2, and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. No alteration to the agreed drainage scheme shall occur without prior written approval from the Local Authority.*

4. No comments.

Condition 12

*No development shall commence until precise details of the existing and proposed external ground levels and finished floor levels of the development adjacent datum points on land adjoining the application site including Milford Grange housing estate have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details, unless otherwise agreed to and approved in writing by the Local Planning Authority.*

5. No concerns on landscape grounds.

**RECOMMENDED CONDITIONS:**

N/A

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|-----------------------|-------------------------------------------------------------------|
| <b>NAME:</b>          | Elly Hazael<br>Trainee Landscape Architect (Planning)             |
| <b>DEPARTMENT:</b>    | Specialists Team - Strategic Planning                             |
| <b>DATE:</b>          | 19/06/2026                                                        |
| <b>SIGNED OFF BY:</b> | Inês Watson CMLI<br>Specialists Team Leader (Landscape Architect) |
| <b>DATE:</b>          | 19/06/2026                                                        |